

# FINAL PLAT OF PREMIER LANDSCAPE ADDITION

A TRACT IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 SOUTH,  
RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS

### SURVEYOR'S CERTIFICATE

#### PLAT DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF SEDGWICK, STATE OF KANSAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN DOC#/FLM-PG: 29864412 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE WITH AN ASSUMED BEARING ON THE NORTH LINE OF SAID NORTHEAST QUARTER, N 89°03'36" E 406.01 FEET; THENCE S 00°31'12" E 643.78 FEET; THENCE S 89°03'36" W 406.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID WEST LINE, N 00°31'12" W 643.78 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.00 ACRES, MORE OR LESS.  
END OF DESCRIPTION

#### GENERAL NOTE:

ANY PLAT OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING, WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512(B).

#### OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, A STREET AND A BLOCK TO BE KNOWN AS "PREMIER LANDSCAPE ADDITION," COUNTY OF SEDGWICK, STATE OF KANSAS.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLICS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND SANITARY SEWER LINES.

THAT ALL STREETS, EASEMENTS AND PUBLIC GROUNDS AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE LIMITED PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS AND FRANCHISE UTILITIES WITH SEDGWICK COUNTY; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF SEDGWICK COUNTY, KANSAS.

ACCESS CONTROLS PER THE COUNTY OF SEDGWICK ACCESS MANAGEMENT STANDARDS AND THE APPROVAL OF COUNTY ENGINEERING.

*William E. Stuhlsatz*  
WILLIAM E. STUHLSTAT  
TRUSTEE OF WILLIAM E. STUHLSTAT SR. LIVING TRUST, DATED MARCH 31, 2017

#### NOTARY CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 31<sup>st</sup> DAY OF March, 2020, BY WILLIAM E. STUHLSTAT, TRUSTEE OF WILLIAM SR. LIVING TRUST.

*Levi Bond*, NOTARY PUBLIC

MY COMMISSION EXPIRES: 

### GOVERNING BODY CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

AT THE DIRECTION OF THE CITY COUNCIL

\_\_\_\_\_, MAYOR  
BRANDON J. WHIPPLE

ATTEST: \_\_\_\_\_, CITY CLERK  
KAREN SUBLETT

#### PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS PLAT OF "PREMIER LANDSCAPE ADDITION", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

\_\_\_\_\_, CHAIRMAN  
CHARLES A. WARREN

ATTEST: \_\_\_\_\_, SECRETARY  
SCOTT A. WADLE-SECRETARY

#### COUNTY COMMISSION CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

AT THE DIRECTION OF THE COUNTY COMMISSIONERS

ATTEST: \_\_\_\_\_, CHAIRPERSON  
PETE MEITZNER, FIRST DISTRICT

#### REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } SS  
COUNTY OF SEDGWICK }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT \_\_\_\_\_ M. ON \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, REGISTER OF DEEDS  
TONYA E. BUCKINGHAM

\_\_\_\_\_, DEPUTY  
KENLY ZEHRING

#### DEPUTY COUNTY SURVEYOR CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 24th DAY OF March, 2020



*Tricia L. Robello*  
TRICIA L. ROBELLO, P.S. #1248  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY, KS

#### TRANSFER RECORD

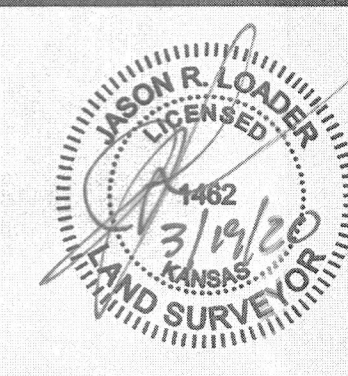

ENTERED ON TRANSFER RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, COUNTY CLERK  
KELLY B. ARNOLD

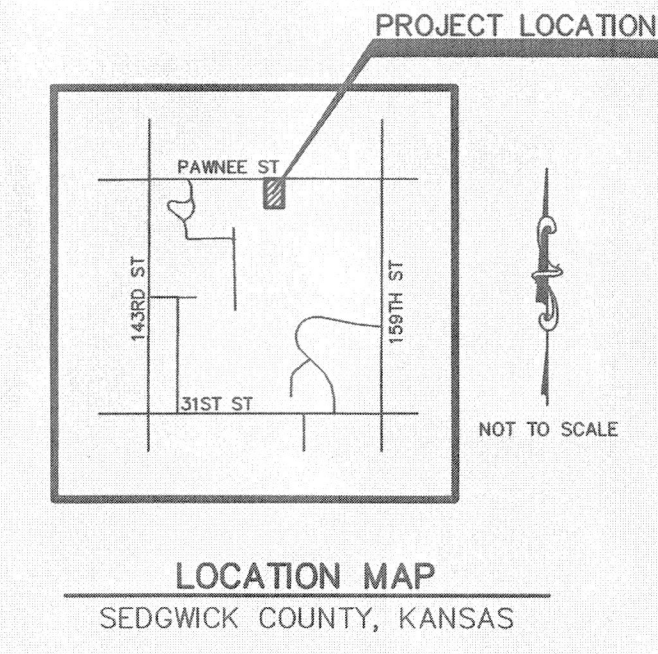
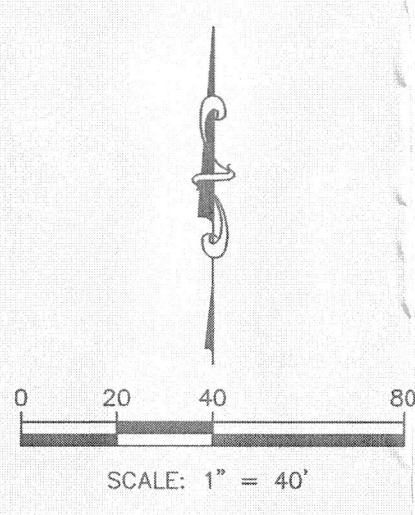
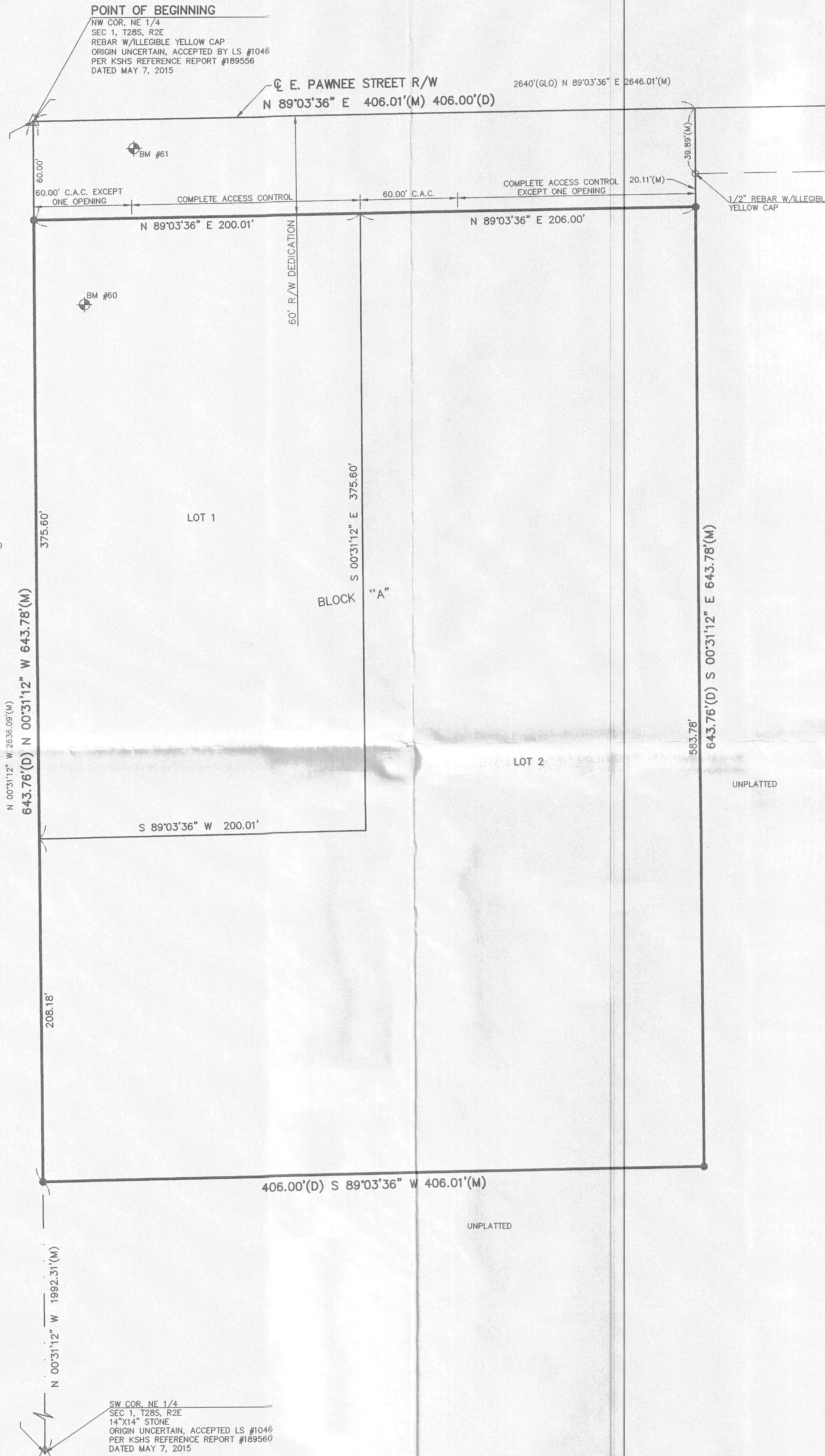
#### SURVEYOR'S CERTIFICATION:

I, JASON R. LOADER, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF WICHITA HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS 19 DAY OF March, 2020.

DATE OF SURVEY: NOVEMBER 7, 2019

 JASON R. LOADER 1462 loader@kveeng.com	 <b>KAW VALLEY ENGINEERING</b> PROJECT: PREMIER LANDSCAPE ADDITION 12739 SW BUTLER ROAD ANDOVER, KANSAS 67002 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/20	PROJECT NO. 619-1256 DRAWN BY AL CHECKED BY JRL CFN 1256PLAT SHEET 1 OF 1
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FINAL TRACING REC'D 4-10-20



**BASIS OF BEARINGS:**  
THE BASIS OF BEARING FOR THIS SURVEY IS AN ASSUMED BEARING OF N 89°03'36" E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, T28S R2E.

**DATUM BENCHMARK:**  
DATUM NAVD88 BASED ON THE SEDGWICK COUNTY NTRIP GNSS NETWORK. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID12B MODEL. UNITS ARE U.S. SURVEY FEET.

**BENCHMARKS:**  
BM #60: CHISELED "SQUARE" NORTHWEST CORNER OF CONCRETE DRIVEWAY. ELEV=1329.43  
BM #61: CHISELED "SQUARE" SOUTHEAST CORNER OF MAILBOX CONCRETE FOUNDATION. ELEV=1329.62

- LEGEND**
- △ SECTION CORNER FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
  - MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
  - 5/8" X 24" REBAR W/KVE CLS 20 CAP SET
  - (D) DESCRIBED PER DOC.#/FLM-PG: 29864412
  - (M) MEASURED
  - (GLO) GENERAL LAND OFFICE SURVEY DISTANCE
  - LINE NOT DRAWN TO SCALE

NOTE: THIS PLAT IS SUBJECT TO PROTECTIVE OVERLAY POW343

**POINT OF BEGINNING**  
NW COR, NE 1/4  
SEC 1, T28S, R2E  
REBAR W/ILLEGIBLE YELLOW CAP  
ORIGIN UNCERTAIN, ACCEPTED BY LS #1046  
PER KSHS REFERENCE REPORT #189556  
DATED MAY 7, 2015

**NE COR, NE 1/4**  
SEC 1, T28S, R2E  
REBAR W/ILLEGIBLE YELLOW CAP  
ORIGIN UNCERTAIN, ACCEPTED BY LS #0780  
PER KSHS REFERENCE REPORT #890975  
DATED: OCTOBER 4, 1988

**SW COR, NE 1/4**  
SEC 1, T28S, R2E  
14"x14" STONE  
ORIGIN UNCERTAIN, ACCEPTED LS #1046  
PER KSHS REFERENCE REPORT #189560  
DATED MAY 7, 2015